



FILE NO.: HR 17-06

HEARING DATE: Tuesday, July 25, 2017
6:00 p.m. - City Hall
625 Center Street
Oregon City, Oregon 97045

OWNER: David and Jillian Hazen
APPLICANT: 203 Jefferson St.
Oregon City, OR 97045

REQUEST: Approval of Foundation repair/replacement, dormer additions/partial reroof, window restoration/trim, front porch replacement, siding replacement, chimney repair, rear deck

LOCATION: 203 Jefferson St.
Oregon City, OR 97045
Clackamas County Map 2-2E-31DB-03900

REVIEWER: Trevor Martin, Planner

The criteria for new construction are set forth in Section 17.40.060 as follows:

Per OCMC § 17.40.060.E, for exterior alterations of structures in a Historic or Conservation District, or on a Historic Site, the criteria to be used by the Historic Review Board in reaching its decision on the certificate of appropriateness shall include the following:

1. The purpose of the historic overlay district as set forth in Section 17.40.010;
2. The provisions of the city comprehensive plan;
3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
4. The value and significance of the historic site;
5. The physical condition of the historic site;
6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
7. Pertinent aesthetic factors as designated by the board;
8. Economic, social, environmental and energy consequences; and
9. Design guidelines adopted by the historic review board.

Recommended Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

(DS) = Verify that condition of approval has been met with the Development Services Division.

(B) = Verify that condition of approval has been met with the Building Division.

(F) = Verify that condition of approval has been met with Clackamas Fire Department.

1. Incised lumber or pressure treated wood shall not be used on any visible surfaces.(P)
2. All exterior doors, windows and lighting shall be approved by staff before installation unless already approved by the Historic Review Board. (P)
3. Porches shall use simple trim at base and top, consistent with architectural style.
4. Simple porch lighting. Colonial or bungalow lighting is not allowed.(P)
5. Prior to submitting building permits, the applicant shall revise the drawings to indicate that the external materials and design meet the design standards (P):

Siding Material: wood or cement board

Siding Design: lap or channel siding (2- 4 inch); All railings, decking and stairs shall be finished to match the house body or trim.

Windows Material: wood or wood clad, fiberglass (Marvin integrity or similar). External grids on divided light windows.

Windows Design: Double, single hung, Casement, Fixed if style allows

Side Door Material: Wood or fiberglass, external grids on if divided light windows are proposed

Side Door Design: full light, half-light, or horizontal paneled door

Site and Context

The home is located on an approximately 92 x 105 square foot lot off of Jefferson Street in the Mccloughlin Conservation District. The home is listed on the local Register of Historic Places with the following information:

This two story vernacular/classical revival residence has a rectangular plan with a single story gable addition on the west side (rear). It sits on a concrete block foundation and is clad in asbestos ceramic shingles. A wide frieze and molded rake board connect to the boxed eaves. The side gabled roof is covered with composition shingling. The windows are primarily 4/4 wood double-hung except for the front first floor windows which were altered to 8-pane fixed. The modest front porch consists of a small stoop with wooden stairs and a small gabled cover supported by two knee brackets. There is a short central chimney. The landscaping has changed since the 1986 survey to less manicured plantings.

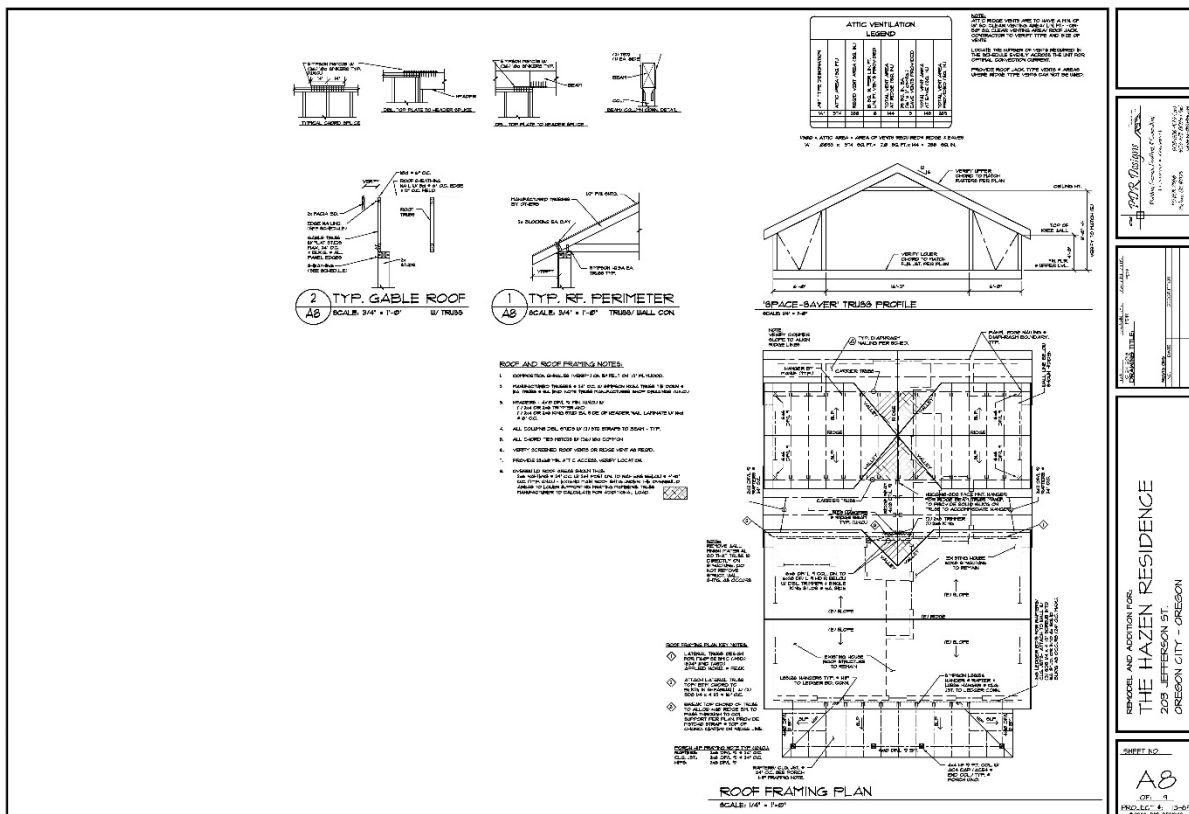
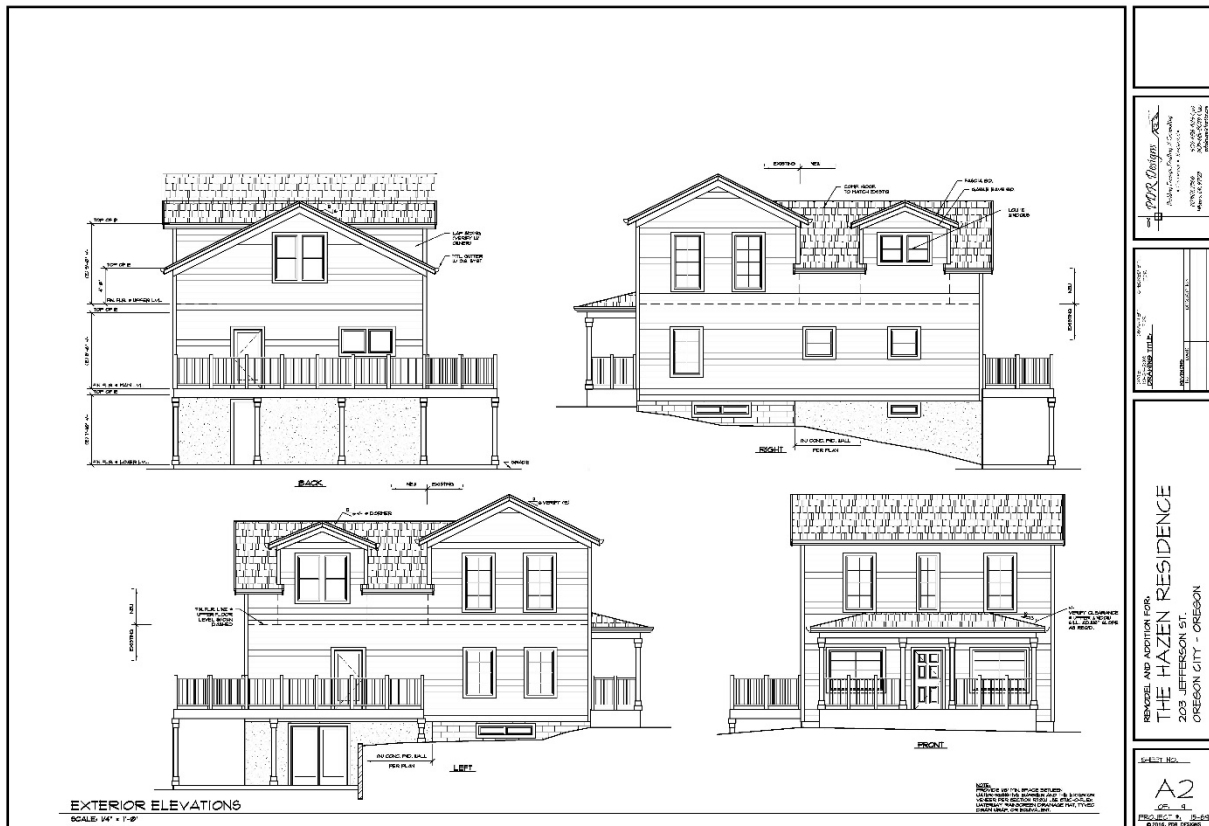
Statement of Significance: The house was built by Adolph Schoepps on Lots 1 and 2 of Block 45 (520 5th Street). Schoepps, who was born in Russia, was a finisher in the Oregon City Woolen Mills. In c. 1945, the house was moved to this location after the Catholic archdiocese purchased the block. Two years later, the property was owned and occupied by Fred Phipps, with his wife Julia and three children. Mr. Phipps was employed by Publisher Paper, and remained in the house until at least 1985.

The property owners and residents at 203 Jefferson St have proposed to alter the exterior of their existing home. These alterations include the following items:

- Repair/replace foundation to engineer recommendations
- Complete interior renovation includes finishing currently unfinished attic space. Includes a second story addition with dormers in the rear section of the house.
- Add salvaged windows on lower level sides to restore original style. Replace window trim to reflect 19th century style.
- Add front porch to match original dimensions shown on Sanborn map. Simple style matching local homes from same time period.
- If possible, replace asbestos shingle siding with clapboard siding in original style.
- Replace crumbling chimney from roofline up and add chimney cap

The goal of the renovations is to restore the home back to original historical character. The plans for the renovation can be found in the report below.

Applicant's Submittal



Google Street View



Analysis and Findings

The applicant needs to meet OCMC 17.40.010 and OCMC 17.40.070 and the Adopted Design Guidelines for New Construction (2006).

Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

Finding. Complies as Proposed. The property is a locally designated structure in the McLoughlin Conservation District.

Regarding Criterion (2) -The provisions of the city comprehensive plan;

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Finding. Complies as Proposed. The property is located in the McLoughlin Conservation District

Goal 5.3 Historic Resources

Policy 5.3.1

Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

Finding. Complies as Proposed. The applicant has proposed the renovations to bring the home more into alignment with the historical design of the original home. In doing so, the home will be more in alignment with the desired McLoughlin Conservation District design context.

Policy 5.3.8

Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects

Finding. Complies as Proposed: Staff finds that by following the adopted design guidelines the proposed changes, as conditioned, can be compatible and add long-term value to the to the Landmark and neighborhood.

Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.

Finding. Complies as Proposed: The modifications to the structure will add value to the house in multiple ways. Quality new construction that is compatible with the historic nature of the house will add value to the site and allow the property owner the ability to maintain the historic house. Often historic property owners will choose to invest in the restoration and rehabilitation of their properties when new construction/alterations are allowed on site.

Regarding Criterion (4) The effect of the proposed new structure on the historic value of the district or historic site;

Finding. Complies as Proposed. The proposed setback, height and massing of the building is sized as to not adversely impact the historic building. The front porch appears to meet the criteria set forth by the Design Guidelines. The rear porch is on the back side of the home, not along the primary façade. The applicant has used a simple design that demonstrates compliance with the Design Guidelines and, overall, is appropriate for the McLoughlin Conservation District.

Regarding Criterion (5) - Design Compatibility:

Finding. Complies as Proposed. The new alterations are of appropriate scale and proportion to the historic house. The proposed materials, and architectural features, as conditioned, are acceptable and meet this criterion if the Conditions of Approval are met.

Regarding Criteria (6) -Economic, social, environmental and energy consequences

Finding. Complies as Proposed. As described in Criterion 3, new additions meeting adopted design standards can add economic and social value to the district. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure.

17.40.065 Historic preservation incentives.

A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.

B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).

C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.

D. Process. The applicant must request the incentive at the time of application to the Historic Review

Finding: Complies as Proposed. The applicant is not requesting any preservation incentives. The proposed porch will comply with the zoning district setbacks.

Design Guidelines for New Construction / Alterations

A. LOCATION

- ☐ *McLoughlin Historic Conservation District*
- ☐ *Individually listed historic property outside of the districts*
- ☐ *What is the Immediate Context?*
- ☐ *The Block*
- ☐ *The Neighborhood*
- ☐ *What are the mix of existing appropriate historic styles?*

Finding: Applicable. The proposed building is located in the McLoughlin Conservation District.

B. STYLE

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district. Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated.

Finding: Complies with Condition. The subject home is a Vernacular/Classical revival style home originally built around 1878. The applicant requested changes seem to be compatible with intention the Vernacular style, although some items will need to be slightly modified to be compatible with the design guidelines for the district. A further analysis can be found in the report below.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

C. SITING AND BUILDING FORM

- C-1:** *Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc) to understand basic setbacks, lot coverage issues.*
- C-2:** *Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.*
- C-3:** *Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Is the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much 'program' for the site or style?*

Finding: Complies as Proposed. The proposed changes would affect an already existing home. No change in siting has been proposed to the existing building. The applicant has proposed to install shed dormers on the back side of the home. Shed dormers in the Mcloughlin Conservation District are generally appropriate, however, the dormers the applicant has requested have a 12/5 slope when the dormers should be 12/6 slope to match the design of the original home. Dormers should also be sized appropriately in relationship with the building and the dormers the applicant are requesting appear to be secondary compared to the front of the home.

D. DESIGN COMPOSITION

- D-1:** *Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, and dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?*

Finding: Complies with Condition. The applicant has proposed changes to:

- Complete interior renovation includes finishing currently unfinished attic space. Includes addition of a second story with dormers in the rear section of the house.
- Add salvaged windows on lower level sides to restore original style. Replace window trim to reflect 19th century style.
- Add front porch to match original dimensions shown on Sanborn map. Simple style matching local homes from same time period.
- If possible, replace asbestos shingle siding with clapboard siding in original style.
- Replace crumbling chimney from roofline up and add chimney cap

According to the Design Guidelines for New Construction:

Shed dormers in the Mcloughlin Conservation District are generally appropriate, however, the dormers the applicant has requested have a 12/5 slope when the dormers should be 12/6 slope to match the design of the original home. Dormers should also be sized appropriately in relationship with the building and the dormers the applicant are requesting appear to be secondary compared to the front of the home.

Windows shall match the member sizing, thickness and shadowline of painted wood windows.

Porches shall be Square or beveled with Simple trim at base and top, consistent with architectural style. Additionally, the new windows shall match the windows installed on the front of the home.

The proposed porch appears to be consistent to the design guidelines and well defines the primary entry of the home.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

- D-2:** *Review the design; Is it in good proportion and is the composition balanced?*

Finding: Complies with Condition. The overall design appears to be balanced. The dormers are not out of proportion compared to the rest of the house. New all new roof lines on the home shall be at least a 12/6 slope to be consistent with the design guidelines.

The windows on the right side of the second story, within the new dormers, appear to be smaller than their counterparts on the opposite side of the house. These are bathrooms windows and smaller sizing for these windows make sense for privacy purposes.

The first floor appears to have a porch on the back side of the building that wraps around a corner. The proposed porch has a simplistic design found on other homes within the Mcloughlin Conservation District. Due to the fact that the porch has been designed in a simplistic style and is located on the backside of the building, the proposed porch is compatible with the overall redesign of the homes.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

D-3: *Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?*

Finding: Complies as Proposed. The proposed design incorporates note from the design advice session on May 24, 2016.

D-4: *Design the finer or more detailed portions of the building and site to fit within the framework established.*

Finding: Complies as Proposed. The proposed design incorporates design elements that revert the home back to a more historically appropriate façade. Details on the design are incorporated throughout this report.

Spacing

Maintain similar spacing to context buildings and the neighborhood.

Canemah, South of 3rd: House spacing is more irregular, but privacy is to be maintained. Adjust the siting to preserve mature plantings. Houses closer than 15 feet to the lot line require visual screening from one another

Finding: Complies as Proposed. The spacing on the site will remain the same.

Accessory Buildings

Accessory buildings are subservient to the primary building and provide auxiliary use. They are to be located at less visible areas such as the side or back of the primary building. Where topography issues arise, detached garages may be located in the front yard if offset from the main façade

Finding: Not Applicable. No accessory buildings exist on the site, and none have been proposed.

Roofs

Canemah: cross gabled roofs; a secondary wing or addition with a perpendicular gable at the main roof ridge line; allowable if it is a lower story or lower ridgeline

Finding: Complies as Proposed. The applicant has proposed to install two new shed dormers on the back side of the house. The dormers appear to be relatively proportional in size and do not disproportionately increase the overall massing of the home.

The new roofs on the dormers appear to be at 12/5 pitch, when the primary structure is at a 12/6 pitch. The new dormers shall meet the designs of the original structure, and the new dormers shall be installed at a 12/6 pitch.

The applicant has proposed to install a porch back onto the front of the home, and has proposed a small roof over the porch. The roof over the porch appears to be appropriate.

Breezeways and covered walkways

Breezeways and covered walkways provide sheltered links between buildings and accessory structures. They can provide access to or separation from different building uses, as a means for reducing large building massing and to promote use of accessory buildings.

Mixed use commercial: breezeways may provide a means of connecting grouped smaller buildings.

Canemah, South of 3rd: Use of breezeways or covered walkways by HRB approval.

Finding: Not Applicable. No breezeway or covered walkway is proposed.

E. SPECIFIC DESIGN ELEMENTS

E-1: *Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.*

Finding: Complies with Conditions. Many of the elements proposed do meet the Design Guidelines for New Construction, but there are some elements that are not compatible, or that need to be altered in order to be compatible with the design standards for the Mcloughlin Conservation District. Those items can be found in section E-3 below.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

E-2: *Does the design still fit the style's 'vocabulary'? Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?*

Finding: Complies as proposed. The existing home is recognized as a Vernacular style home within the Mcloughlin Conservation District. None of the designs have excessive detail or detract from the neighborhood context.

E-3: *Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and Plantings?*

Finding: Complies with Condition. The existing home was originally constructed in the late 1800s and was designed in the vernacular form.

The applicant is proposed to perform the following actions on the subject home:

- Repair/replace foundation to engineer recommendations
- Complete interior renovation includes finishing currently unfinished attic space. Includes addition of dormers in the rear section of the house.
- Add salvaged windows on lower level sides to restore original style. Replace window trim to reflect 19th century style.
- Add front porch to match original dimensions shown on Sanborn map. Simple style matching local homes from same time period.
- If possible, replace asbestos shingle siding with clapboard siding in original style.
- Replace crumbling chimney from roofline up and add chimney cap

The proposed dormers appeared to be mostly appropriate, but the roof pitch needs to increase to 12/6 pitch.

All windows need to be replaced with a period appropriate style which reflects the original design of the home or the 1940's replacement windows installed on the front of the home.

The front door on the home is not allowed to be a 6 or 8 panel design. The door should reflect a design appropriate for the period, those designs include: Primary: stile and rail type; panel design; with upper portion glass; May be solid panel door Materials: painted or stained wood, fiberglass clad, or metal clad

Secondary: May be solid panel or French door style Prefinished doors to be in color and finish suitable for the style.

The following materials and design are permitted within the Design Guidelines for New Construction (pgs 53-63) and HRB precedent.

Siding Material: wood or cement board

Siding Design: lap or channel siding (2- 4 inch)

Windows Material: wood or wood clad, fiberglass (Marvin integrity or similar). External grids on divided light windows.

Windows Design: Double, single hung, Casement, Fixed if style allows

Side Door Material: Wood or fiberglass, external grids on if divided light windows are proposed

Side Door Design: full light, half-light, or horizontal paneled door

Prior to submitting building permits, the applicant shall revise the drawings to indicate that the external materials and design meet the above standards.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

NOTICING

Notice of the proposal was sent to property owners within three hundred feet of the subject property and the McLoughlin Neighborhood Association. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate.

No public comments were submitted.

EXHIBITS

1. Vicinity Map
2. Applicant's Submittal
3. Survey form